| 170.0 | 0007 | 0009.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,338,300 / 1,338,300 |
| | | | | | USE VALUE: | 1,338,300 / 1,338,300 |
| | | | | | ASSESSED: | 1,338,300 / 1,338,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 26 | -28 | PAUL REVERE RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | RUBIN DAVID & CAROLE/ TRUSTEE |
| Owner 2: | RUBIN REALTY TRUST |
| Owner 3: | |
| Street 1: | 28 PAUL REVERE RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | RUBIN DAVID--ETAL - |
| Owner 2: | RUBIN-CUTLER CAROLE - |
| Street 1: | 28 PAUL REVERE ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .232 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1902, having primarily Wood Shingle Exterior and 3807 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 12 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 105 | 10122.000 | 825,300 | 6,400 | 506,600 | 1,338,300 |
| Total Card | 0.232 | 825,300 | 6,400 | 506,600 | 1,338,300 |
| Total Parcel | 0.232 | 825,300 | 6,400 | 506,600 | 1,338,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.51 /Parcel: 351.51

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 113059

**GIS Ref**

**GIS Ref**

**Insp Date** 07/02/18

!13178!

## PREVIOUS ASSESSMENT

Parcel ID: 170.0-0007-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 105 | FV | 825,300 | 6400 | 10,122. | 506,600 | 1,338,300 | | Year end | 12/23/2021 |
| 2021 | 105 | FV | 786,700 | 6400 | 10,122. | 506,600 | 1,299,700 | | Year End Roll | 12/10/2020 |
| 2020 | 105 | FV | 786,700 | 6400 | 10,122. | 506,600 | 1,299,700 | 1,299,700 | Year End Roll | 12/18/2019 |
| 2019 | 105 | FV | 598,200 | 6400 | 10,122. | 506,600 | 1,111,200 | 1,111,200 | Year End Roll | 1/3/2019 |
| 2018 | 105 | FV | 598,700 | 6400 | 10,122. | 448,700 | 1,053,800 | 1,053,800 | Year End Roll | 12/20/2017 |
| 2017 | 105 | FV | 562,600 | 6400 | 10,122. | 376,300 | 945,300 | 945,300 | Year End Roll | 1/3/2017 |
| 2016 | 105 | FV | 562,600 | 6400 | 10,122. | 376,300 | 945,300 | 945,300 | Year End | 1/4/2016 |
| 2015 | 105 | FV | 472,300 | 6400 | 10,122. | 325,600 | 804,300 | 804,300 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 16:21:02 |

**LAST REV**

| Date | Time |
|---|---|
| 07/31/18 | 12:01:51 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13178

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| RUBIN DAVID--ET | 69460-210 | | 6/20/2017 | Convenience | 1 | No | No | | |
| | 20611-508 | | 6/1/1990 | | 313,500 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 113059 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/6/2016 | 1505 | Porch | 10,200 | C | | | | |
| 2/3/2000 | 137 | Alterati | 100,000 | | | | | REMODEL |
| 10/21/1994 | 562 | Manual | 4,000 | | | | | ROOFING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/2/2018 | MEAS&NOTICE | CC | Chris C |
| 3/5/2009 | Inspected | 189 | PATRIOT |
| 1/14/2008 | Measured | 345 | PATRIOT |
| 6/6/2000 | Inspected | 264 | PATRIOT |
| 12/23/1999 | Mailer Sent | | |
| 12/10/1999 | Measured | 263 | PATRIOT |
| 2/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 105 | Three Fam. | | 10122 | | Sq. Ft. | Site | | 0 | 70. | 0.71 | 8 | | | | | | | | | 506,564 | | | | | | 506,600 | |

| Total AC/HA: | 0.23237 | Total SF/SM: | 10122 | Parcel LUC: | 105 | Three Fam. | Prime NB Desc | ARLINGTON | Total: | 506,564 | Spl Credit | | Total: | 506,600 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 12 - Multi-Conver | | |
| Sty Ht: | 2T - 2 & 3/4 Sty | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 2 - Clapboard | 40 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1902 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | 1 - Drywall | 50 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 3 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | 1 | Rating: | Good |
| 3/4 Bath: | 2 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | 1 | Rating: | Good |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 0.92578959 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 157.368 |
| Other Features: | 165335 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 925200 |
| Depreciation: | 99922 |
| Depreciated Total: | 825278 |

## COMMENTS

EST 1ST FL WIP RENOV HOUSE FROM 3 UNITS TO 2 / RECHK 1/2001. OF=BMT SINK & XTRA SINK IN FBATH.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 12 | BRs: | 5 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | 1 |
| 1 | 4 | 2 | |
| Totals | | | |
| 2 | 12 | 5 | |

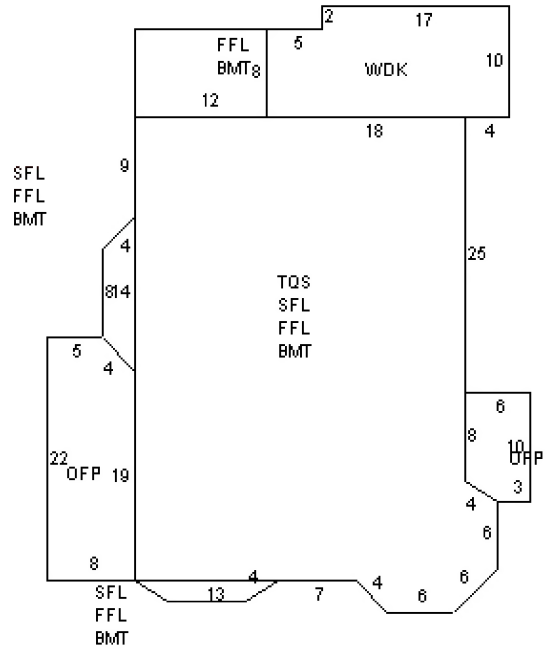
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 173.11 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 144.64 |
| Final Total: | 825300 | Val/Su SzAd | 216.77 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,460 | 47.210 | 68,927 |
| FFL | First Floor | 1,460 | 157.370 | 229,758 |
| SFL | Second Floor | 1,364 | 157.370 | 214,651 |
| TQS | 3/4 Story | 983 | 157.370 | 154,733 |
| OFP | Open Porch | 229 | 23.700 | 5,428 |
| WDK | Deck | 210 | 10.760 | 2,260 |

| Net Sketched Area: | 5,706 | Total: | 675,757 |
|---|---|---|---|
| Size Ad | 3807.25 | Gross Area | 6034 | FinArea | 3807 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

170.0-0007-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 27X20 | A | AV | 1915 | 19.63 | T | 40 | 105 | | | 6,400 | | | 6,400 |

| More: | N | Total Yard Items: | 6,400 | Total Special Featues: | | Total: | 6,400 |
|---|---|---|---|---|---|---|---|